

Delegated Report		Analysis sheet		Expiry Date:		05/11/2024	
		N/A		Consultation Expiry Date:		13/10/2024	
Officer				Application Number(s)			
Lauren Ford				2024/3826/P			
Application Address				Drawing Numbers			
7 Dartmouth Park Road London NW5 1SU				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing rear roof dormer.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		<p>Site notices were displayed on 13/09/2024 and expired on 07/10/2024.</p> <p>A press notice was published on 19/09/2024 and expired on 13/10/2024.</p> <p>No consultation responses were received.</p>					

Site Description

The application site comprises a four storied, semi-detached property located on the eastern side of Dartmouth Park Road. The site is within the Dartmouth Park Conservation Area, and is identified as a positive contributor. No listed buildings are affected. The site is also located within the Dartmouth Park Neighbourhood Plan area.

Relevant History

Relevant planning records at the application site:

2024/3460/P- Certificate of lawfulness (proposed) for erection of rear dormer.– **Refused, 05/09/2024.**

Reason for refusal:

The proposed rear dormer is not permitted under Class B.1(f) of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the dwellinghouse is located on article 2(3) land.

Relevant planning records at neighbouring sites.

10930 (5 Dartmouth Park Road) - Enlargement of existing dormer windows at 5, Dartmouth Park Road, N.W.5. **Granted, 14/07/1971.**

2019/4242/P (41 Dartmouth Park Road) - Erection of a rear dormer window and installation of a front rooflight. **Refused, 12/11/2019.**

2020/0758/P (41 Dartmouth Park Road) - Erection of a rear dormer window. **Granted, 18/06/2020.**

93000898 (17 Dartmouth Park Road)- Addition of a dormer window to rear of the property and a velux window to the flank elevation associated with the formation of a maisonette at second and third floor Levels as shown on drawing numbers 152-01 A 152-02 A 152-03 A 152-04 A 152-11 F 152-12 E 152-13 D and 152-14 C as amended in red by the applicant and revised by letters dated 14 September 1993 and 25 October 1993. **Granted, 19/11/1993.**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Dartmouth Park Neighbourhood Plan (2020)

Policy DC2 – Heritage Assets

Policy DC3 – Requirement for Good Design

Policy DC4 – Small Residential Extensions

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1 Proposal

1.1 Planning permission is sought for the enlargement of the existing rear roof dormer, which would measure 2.3m (d) x 2.4m (w) x 1.2m (h).

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity

3. Design & Heritage

3.1 Local plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

3.2 Neighbourhood Plan policy DC2 seeks development that preserves or enhances the character and appearance of the conservation area. Neighbourhood Plan policy DC3 seeks high quality design that respects the scale, mass density and character of existing and surrounding buildings. Through Neighbourhood Plan policy DC4, dormers should respect the existing roof form in terms of design, scale, materials and detail.

3.3 The application documents state that the proposed enlarged dormer has been designed to match the neighbouring dormer at no.5. There is no planning history for the establishment of this dormer, however an application for the enlargement of the dormer was granted in 1971 (reference 10930). This dormer predates current policies and guidance and is not considered relevant precedent. It is also not in accordance with current guidance. In addition, this enlargement was prior to the designation of this part of the conservation area in 1992. The Dartmouth Park Conservation Area Statement states that intrusive dormers can harm the historic character of the roofscape and will be resisted and notes that negative features in the conservation area include dormers erected before conservation area status.

3.4 There is a lack of rear roof alterations of this scale and nature in this area and other than the dormer at the neighbouring pair, any rear roof alterations in this vicinity are limited to much smaller dormers, such as the existing one found at the application site. There are also untouched rear roofslopes found at the two pairs immediately to the northeast of the site and the pair immediately to the southwest of the site. In addition, there are no similar recent approvals to that proposed within the immediately surrounding area/along this side of Dartmouth Park Road. Additionally, many of the existing rear roof dormers within the area do not have planning history, or were granted some time ago, prior to current policies and guidance, including the application site & nos.13, & 17. The only dormer granted in recent years is that at no.41 which was refused in 2019, and granted in 2020. The granted application involved a much smaller dormer than that previous refused. It is also noted that this site is a significant distance from the application property and cannot be considered as a precedent. As such, there is no established pattern for larger scale rear dormers and thus the proposed dormer would not be in keeping with prevailing pattern of rear roof development in this area.

3.5 The CPG (Home Improvements) states the following with respect to dormers:

- *Dormers should be subordinate to the roof slope being extended;*
- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*
- *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
- *The type, design and alignment of windows would relate to the ones below.*

- 3.6 The design of the proposed enlarged dormer is not in accordance with the CPG Home Improvements as it does not maintain even distances to the roof margins (no offset is provided from top of roof slope) and does not consider the hierarchy and design of windows. The proposed dormer would measure 2.3m (d) x 2.4m (w) x 1.2m (h), and would be a dominant addition when considered in the context of the existing character, and prevailing pattern of development of the area. While the presence of an existing dormer at the site is acknowledged, it is considered that the enlarged dormer would be a dominant addition given the existing context, altering the roofscape of properties on this side of Dartmouth Park Road.
- 3.7 As such, the proposal would result in less-than-substantial harm to the character and appearance of the conservation area. In addition, the Council are unable to identify any sufficient public benefits that would outweigh the harm identified in accordance with para 208 of the NPPF. Considerable weight and importance have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.8 The proposed enlarged dormer, due to its scale, design and location, would fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan.

4. Neighbouring Amenity

- 4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.
- 4.2 Given the nature and location of works (at roof level), the proposal would not result in any unacceptable impact with respect to amenity related effects.
- 4.3 Therefore, the proposal complies with policy A1 of the Camden Local Plan 2017.

5. Recommendation

5.1 It is recommended to Refuse planning permission for the following reason:

5.2 The proposed enlarged rear dormer, by virtue its scale, design and location, would result in an unsympathetic and dominant addition that would harm the host property and fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan.